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January 10, 2024

Jonathan Fragroso
Sahara Rancho Office Center, LLC and Sahara Rancho 008, LLC
2200 South Rancho Drive #130
Las Vegas, Nevada 89102

**RE: 23-0074-SDR1
PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW A SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following amended conditions:

Planning

1. A revised site plan and landscape plan shall be submitted to the Department of Community Development prior to or at the same time as application for a building permit depicting the elimination of the dog park in the buffer area adjacent to the single family homes to the north.
2. A revised landscape plan shall be submitted to the Department of Community Development prior to or at the same time as application for a building permit depicting a double row of 36-inch box Italian Stone Pine Trees or equivalent evergreen tree planted adjacent to the single family homes on the north side of the site.
3. A revised set of building elevations shall be submitted to the Department of Community Development prior to or at the same time as application for a building permit depicting:
 - a. No balconies provided on either the three (3) story or seven (7) story portion of the north building elevation facing towards the single-family residential homes;
 - b. The incorporation of metal awnings above and below the windows on the north elevation of the seven (7) story building facing towards the residential homes, so as to direct the line of sight outward and not downward toward the homes.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan and landscape plan, date stamped 12/18/23, and the building elevations, date stamped 12/28/23, except as amended by conditions herein.
6. A Waiver from Title 19.08 is hereby approved, to allow a 208-foot residential adjacency setback where 246 feet is required.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
11. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit to reflect the changes herein.
 - Handicapped parking spaces shall comply with federal standards.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time an application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

14. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Connect to the on-site private sewer system. Alternatively, connect to public sewer in Sahara Avenue.
19. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to the submittal of sewer-related plans.
Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
20. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive Complete Streets - Sahara to Mesquite CIP (MWA458) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
21. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Queues for the overall site shall not extend into the public right-of-way as a result of the on-site operations on this site

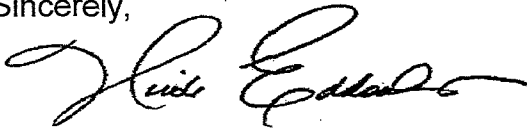
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

Fire & Rescue

25. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
26. As this appears to be a mid-rise development (exceeds 55' to the highest occupied floor) applicant shall comply with the City of Las Vegas mid-rise provisions and submit a Fire Protection Report. This report is required to be submitted directly to Fire Engineering for review and approval PRIOR to the Building permit set submittal.
27. Verify that the required fire flow is available to the site.
28. The applicant shall provide dual access to the site either by widening the existing entrance to the northwest side of the property or by another acceptable means.

This item will be considered by the City Council on February 21, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jonathan Fragroso
Morgan Stonehill
7301 Peak Drive
Las Vegas, Nevada 89128

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1980 Festival Plaza Drive #650
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